



County of Albemarle
Community Development Department - Planning

Scott Clark
sclark@albemarle.org
Telephone: (434) 296-5832 ext. 3249

January 13, 2023

Kendra Moon
Line & Grade
113 4th Street NE, Suite 100
Charlottesville VA 22902
kmoon@line-grade.com

Re: SP202200001 Misty Mountain Camp Resort Action Letter

Dear Ms. Moon,

The Albemarle County Planning Commission, at its meeting on January 10, 2023, recommended approval of the above-noted petition by a vote of 6:0 with the conditions and reasons outlined in the staff report. Below are the recommended conditions:

1. Development of the camp use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the conceptual plan titled "Misty Mountain Camp Resort Redevelopment – Concept Plan," prepared by Line + Grade, and dated 9/19/2022. To be in accord with the Conceptual Plan, development must reflect the following major elements within the development essential to the design of the development:
 - Maximum number of RV and tent campsites is 158.
 - Maximum number of camping cabins is 19.
 - Location of screening fences must be as shown on the Conceptual Plan.

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. No new campsites may be established within the 100-year floodplain.
3. Prior to commencing the expanded use, the permittee must provide contact information for on-site campground management to all owners of parcels within 1,000 feet of the exterior boundaries of Parcel 07100-00-00-00300 and to the Zoning Administrator. The notice must include:
 - A telephone number at which the on-site campground manager may be contacted at any time when the campground is in operation, and
 - The County's zoning complaint hotline telephone number (currently 434-296-5834), identified as such.
4. The expanded use must not commence until the campground's water and septic systems have been approved by the Board of Supervisors pursuant to Article I of Chapter 16 of the County Code.
5. Other than the owners or their employees or agents, no one may reside or camp on the Property for more than 180 days in any calendar year.
6. The proposed new bath house may not be located within 150 feet of any adjacent parcel.

The Commission also directed staff to work with the applicants to determine appropriate locations for screening and security fencing, and to make the new campground layout more compact, to increase visual buffer, before the Board of Supervisors hearing.

Should you have any questions regarding the above-noted action, please contact me.

Sincerely,
Scott Clark
Natural Resources Manager

Cc: Misty Mountain Investment LLC
600 E Water St Ste H
Charlottesville VA 22902 andrew@corecville.com